

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 288
CASE NO. 76-9
July 12, 1979

Pursuant to notice, public hearings of the District of Columbia Zoning Commission were held on June 13, and August 1, 1977 at the District Building to consider proposed amendments to the text of the Zoning Regulations of the District of Columbia. The amendments proposed were relative to transferring the review and approval process for college and university campus plans from the Board of Zoning Adjustment (BZA) to the Zoning Commission.

Under the existing Zoning Regulations, Paragraph 3101.46 governs the location of colleges and universities in all residential (R) Districts where they are treated as special exceptions for which approval by the BZA is required. In addition, Paragraphs 4402.37 and 4502.310 require BZA approval of campus plans in waterfront (W) and mixed-use (CR) Districts, respectively. Colleges and universities may locate in SP, C, CM, and M Districts, as a matter-of-right.

The regulations which were the subject of the public hearing proposed to provide a process for the review and approval of campus plans by the Zoning Commission. Such review and approval was proposed to be required for colleges and universities with a minimum area of three acres or a minimum of 500 full time students in R, W, CR and SP Districts. All institutions of higher learning having less than three acres or 500 students would have needed approval from the BZA as a special exception. Colleges and universities of any size in C, C-M and M Districts would have been permitted as a matter-of-right.

The intent of the regulations was to require a greater overall degree of planning by the universities. The Commission notes that the proposal, as compared to the present process, would permit increased flexibility for planning inside the campus, increased attention to the policy implications and external effects of campus plans and would provide a less time-consuming procedure for the review of individual buildings proposed to be constructed on campuses under Commission-approved plans. The Zoning Administrator would administratively review and approve individual


building plans under approved campus plans.

Following the close of the hearing, and the receipt of additional material into the record, the Commission generally discussed the matter at its meeting held on November 11, 1979. The Commission did not take formal action at that time because only two of the Commissioners who heard the case were present. However, the two Commissioners present directed the Municipal Planning Office to prepare a revised proposal which would generally require review by the Zoning Commission of campus plans in all districts, with specific building plans to be approved by the Board of Zoning Adjustment.

Because of constraints on staff resources and attention given to other priorities, the Planning Office took a considerable time to prepare a revised proposal. That proposal was finally presented to the Zoning Commission on July 12, 1979. The Commission determined that because of the length of time which had elapsed and because of the significant changes contained in the revised proposals, new public hearings were required. The Commission further determined that because the proposals were different from the earlier version, to minimize public confusion and distinguish these proposals from the first set, Case No. 76-9 should be dismissed, and a new case instituted for the revised proposals.

The Commission further determined that, to establish continuity between the original and revised proposals, the record of Case No. 76-9 would be incorporated into the record of the new proceeding, which has been assigned Zoning Commission Case No. 79-11. It is therefore ordered that Case No. 76-9 is dismissed, and the record thereof is hereby incorporated into the record of Case No. 79-11.

BY ORDER OF THE DISTRICT OF COLUMBIA ZONING COMMISSION


STEVEN E. SHER
Executive Director
Zoning Secretariat

Vote of the Zoning Commission at the meeting of July 12, 1979:
3-0 (Walter B. Lewis, John G. Parsons, and Ruby B. McZier,
to dismiss - George M. White and Theodore F. Mariani not present,
not voting).